

**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, April 11, 2013, 2:00 p.m. in the Stryker Building, 412 North Boundary Street, to consider the following cases implementing recommendations of the 2013 Comprehensive Plan:

PCR #13-001: Amend the Zoning Ordinance by revising the residential density for the B-1 Downtown Business District [Sec. 21-295] and the LB-1 Limited Business Downtown District [Secs. 21-250 and 21-254] by establishing a base density of 14 dwelling units/net acre and allowing increased density with a special use permit.

PCR #13-002: Amend the Zoning Ordinance by revising the residential density in the RDT Downtown Residential District [Secs. 21-240 and 21-245] by establishing a base density of 8 dwelling units/net acre and allowing increased density with a special use permit.

PCR #13-003: Amend the Zoning Ordinance by creating a new definition for "Senior housing" [Sec. 21-2], by adding provisions to the LB-1 Limited Business Downtown District to allow senior housing with a special use permit [Sec. 21-249], and by revising the parking requirements to reflect the new definition [Sec. 21-707(a)(5)].

PCR #13-004: Amend the Zoning Ordinance to extend the Downtown Parking District south along the west side of South Henry Street from Ireland Street to South Boundary Street and to include the Blayton Building property at 613 Scotland Street, and to add provisions in the Downtown Parking District for reduced parking for senior housing. The Downtown Parking District does not require off-street parking for non-residential uses [Sec. 21-710].

PCR #13-005: Rezone approximately 14.3 acres on South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District (410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane and 517 South Boundary Street). This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit), *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government), and *William and Mary* land use (identifies the major holdings of the College of William and Mary). The proposed LB-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit.

PCR #13-006: Rezone 0.32 acres at 319 South Boundary Street (northeast corner of Newport Avenue and South Boundary Street) from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This land is designated by the 2013 Comprehensive Plan as *High-Density Multifamily Residential* land use (a variety of residential uses with a maximum density of 14 dwelling units/net acre). The proposed RM-2 District allows a variety of residential uses with a maximum density of 14 dwelling units/net acre.

PCR #13-007: Rezoning of approximately 4.36 acres at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit) and *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government). The proposed LB-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit. The proposed RS-2 District allows single family detached dwellings and City-owned parks and playgrounds.

PCR #13-008: Rezoning of 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is designated by the 2013 Comprehensive Plan as *Downtown Commercial* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit). The proposed B-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and additional density with a special use permit.

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council. If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, April 4, 2013.

Donna F. Scott
City Council Clerk



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: March 20, 2013

**SUBJECT: Downtown Planning Area
2013 Comprehensive Plan Implementation**

The 2013 Comprehensive Plan was adopted by City Council on January 10, 2013. This memo addresses the implementation of the Plan's recommendations for the Downtown Planning area in eight separate cases (PCR #13-001>13-008).

RESIDENTIAL SCALE AND CHARACTER

The 2013 Comprehensive Plan states that there are two parts to residential scale and character, and both need to be considered in planning for the future of the downtown area. The first part is building massing and location, which is primarily governed by zoning regulations for building setback, height and parking. The second part is density, which must fit within the building envelopes delineated by the zoning restrictions. The Plan notes that high density can fit within the small scale character of downtown Williamsburg, as shown by the 54.5 dwelling units/net acre of the six apartments in the Sacalis Building at 433 Prince George Street, and the 60.5 dwelling units/net acre of the 26 unit King and Queen Apartments at 732 Scotland Street. These high densities fit comfortably in buildings of the proper scale for Williamsburg's downtown, and these high density buildings are interspersed with lower density residential areas and commercial and institutional areas with no residential uses without any significant difference in outward appearance.

The 2013 Comprehensive Plan recommends that to encourage appropriate downtown residential growth, "...a uniform base density of 14 dwelling units/net acre should be established for the *Downtown Commercial* and *Mixed Use* land use categories (implemented by the B-1 Downtown Business District and LB-1 Limited Business Downtown District), with increased density allowed with a special use permit. Specific limitations for density increases are not listed because they cannot address the unique characteristics of individual sites or housing types, nor the fact that some properties can support more density than others. All of these characteristics, as well as the quality of the building and site design and how they relate to the immediate surroundings and to the Downtown Planning Area as a whole need to be taken into consideration when ruling on the special use permit."

PCR #13-001: Revise Residential Density in the B-1 and LB-1 Districts

This case revises the B-1 Downtown Business District [Sec. 21-295] and the LB-1 Limited Business Downtown District [Secs. 21-250 and 21-254] to create a base residential density of 14 dwelling units per net acre, and allows the maximum density to be increased with a special use permit approved by City Council. These revisions include the following language to assist in the review of special use permits: "In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole." Related changes are also proposed for the *Statement of Intent* [Sec. 21-246] and for front yard requirements [Sec. 21-252].

PCR #13-002: Revise Residential Density in the RDT District

This case revises the RDT Downtown Residential District [Secs. 21-240 and 21-245] to create a base residential density of 8 dwelling units per net acre, and allows the maximum density to be increased with a special use permit approved by City Council. This revision includes the following language to assist in the review of special use permits: "In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area."

SENIOR HOUSING

The 2013 Comprehensive Plan supports the provision of senior housing in the City. Element 5 in the Housing Plan in Chapter 8 is "Provide more senior housing". The need for senior housing will increase as the City's population ages, and provisions should be added to the Zoning Ordinance to allow the development of senior housing in appropriate locations and at appropriate densities, such as the Blayton Building site on Scotland Street."

The Comprehensive Plan specifically recommends that a new definition for *Senior housing* should be created, replacing the existing definition for *Housing for the elderly and physically handicapped*. The Comprehensive Plan also recommends that to allow for future expansion of senior housing on the Blayton Building site (recommended for LB-1 zoning), provisions should be added to the LB-1 District to allow senior housing with reduced off-street parking requirements with a special use permit. This will continue the existing reduced parking requirement of one space for each two dwelling units for *Housing for the elderly and physically handicapped*.

PCR #13-003: New Provisions for Senior Housing

This case creates a new definition for *Senior housing*, adds *Senior housing* as a special use permit use in the LB-1 Limited Business Downtown District, and creates a reduced parking requirement for *Senior housing* (one space for each two dwelling units – the same as the existing requirement for *Housing for the elderly and physically handicapped*). The parking change is also proposed as part of the Downtown Parking District changes.

DOWNTOWN PARKING DISTRICT

The Downtown Parking District was established in 2001 and expanded in 2007, and is intended to allow the development of new businesses without requiring additional off-street parking. The Downtown Parking District is a successful regulatory tool that allowed the establishment of many businesses that would not have been allowed under the standard parking requirements, including: The Cooke Building, 755 Scotland Street (Brickhouse Tavern and one additional tenant space); Mad About Chocolate, 204 Armistead Avenue; Master Craftsman, 221 North Boundary Street; and DoG Street Pub, 401 West Duke of Gloucester Street.

The 2013 Comprehensive Plan recommends extending the Downtown Parking District to include the *Mixed Use* land use area on the west side of South Henry Street between Ireland Street and South Boundary Street (and adjacent to the P6 pay parking lot at the corner of South Henry and Ireland Street). The Downtown Parking District should also be extended to include the Blayton Building lot at 613 Scotland Street, also designated as a new *Mixed Use* land use area and two blocks from the Prince George Parking Garage.

In addition to extending the Downtown Parking District, several text revisions should be made:

- The District currently requires one off-street parking space for each dwelling unit located in the Downtown Parking District. A provision needs to be added for *senior housing*, requiring one off-street parking space for each two dwelling units - this is the same as the current requirement for *assisted housing for the elderly and physically handicapped* which will be deleted as a part of the senior housing revisions.
- The District now requires that no existing off-street parking spaces can be eliminated, and the proposed change deletes that restriction. This could allow the elimination of some existing spaces as part of a redevelopment project; however, one parking space for each dwelling unit is still required, as well as ½ space for each senior dwelling unit. It is unlikely that all existing off-street spaces would be eliminated, but removing the requirement that no existing parking can be eliminated will increase flexibility for new businesses in the Downtown Parking District.

PCR #13-004: Expand and Revise the Downtown Parking District

This case expands the Downtown Parking District to include the west side of South Henry Street between Ireland Street and South Boundary Street and the Blayton Building lot at 613 Scotland Street, both proposed to be rezoned to LB-1 Limited Business Downtown District. In addition, a parking requirement for senior housing is established at one space for each two dwelling units, and the requirement that existing off-street parking cannot be reduced has been eliminated.

SOUTH HENRY STREET REZONING – LB-3 TO LB-1

The 2013 Comprehensive Plan designates the west side of South Henry Street between Ireland Street and South Boundary Street as *Mixed Use* land use, to be implemented by the LB-1 Limited Business Downtown District. The Comprehensive Plan states that “This will match the *Mixed Use* area north of Merchants Square, and will allow additional flexibility for development and redevelopment in this two block area.” Retail and restaurant uses will be allowed in this area in addition to the office uses now permitted. The Plan also recommends that the Downtown Parking District be extended south to include this area, and this is proposed as PCR #13-004. In addition to the west side of South Henry Street, two properties on the east side of the street are included in the rezoning because they are currently zoned LB-3: the National Center for State Courts and Bicentennial Park.

PCR #13-005: Rezone South Henry Street between Ireland Street and South Boundary Street from LB-3 to LB-1

This case rezones approximately 14.3 acres on South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District. The addresses included in this proposed change are 410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane and 517 South Boundary Street.

This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit), Parks, Parkway and Recreation land use (facilities owned by the City or the federal government), and William and Mary land use (identifies the major holdings of the College of William and Mary). The proposed LB-1 Limited Business Downtown District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit.

SOUTH BOUNDARY STREET/NEWPORT AVENUE REZONING

The 2013 Comprehensive Plan designates the lot at the northeast corner of South Boundary Street and Newport Avenue as *High Density Multifamily Residential* land use, to be implemented by the RM-2 Multifamily Dwelling District. This is now zoned LB-3 Limited Business Residential District, and a duplex dwelling is located on the lot. The adjoining land use to the north is *High Density Multifamily Residential* land use, zoned RM-2. This change brings the zoning into compliance with the use of the property.

PCR #13-006: Rezone 319 South Boundary Street from LB-3 to RM-2

This case rezones 0.32 acres at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This land is designated by the 2013 Comprehensive Plan as *High Density Multifamily Residential* land use (a variety of residential uses with a maximum density of 14 dwelling units/net acre). The proposed RM-2 District allows a variety of residential uses with a maximum density of 14 dwelling units/net acre.

BLAYTON BUILDING LOT REZONING

The 2013 Comprehensive Plan designates the Blayton Building lot at 613 Scotland Street as *Mixed Use* land use, to be implemented by the LB-1 Limited Business Downtown District. The Comprehensive Plan states that “To help satisfy the need for senior housing, the Blayton Building lot should be designated *Mixed Use* land use, which allows a base density of 14 dwelling units/net acre, with increase density allowed if the scale and character of the project properly relates to the surrounding neighborhoods and the Downtown Planning Area. This also allows the option of a mixed use development on the property with senior housing as a major component. These new provisions will allow senior apartments at the Blayton Building to be expanded from the existing 38 dwelling units on the 3.87 net acre site.”

PCR #13-007: Rezone 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to LB-1

This case rezones approximately 4.36 acres at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit) and *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government). The proposed LB-1 Limited Business Downtown District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit. The proposed RS-2 District allows single family detached dwellings and City-owned parks and playgrounds.

NORTH BOUNDARY STREET REZONING

The 2013 Comprehensive Plan designates the block bounded by North Boundary Street, Prince George Street, Armistead Avenue and Scotland Street as *Downtown Commercial* land use, except for the Kinnamon Townhouses, which are designated as *Mixed Use* land use. The *Downtown Commercial* land use is to be implemented by the B-1 Downtown Business District. The property at 218 and 220 North Boundary Street, between the Imperial Building and the Kinnamon Townhouses, is recommended for rezoning to B-1 as part of the initial implementation of the Plan. The property at 514 and 528 Scotland Street, in the block across from the Library, are recommended to be rezoned in conjunction with future development or redevelopment.

PCR #13-008: Rezone 218 and 220 North Boundary Street from LB-1 to B-1

This case rezones 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is designated by the 2013 Comprehensive Plan as *Downtown Commercial* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit). The proposed B-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and additional density with a special use permit.

STAFF RECOMMENDATIONS

Staff recommends that Planning Commission recommend to City Council that the following cases implementing recommendations of the 2013 Comprehensive Plan, as detailed in the attached ordinances, be approved:

PCR #13-001: Revise Residential Density in the B-1 and LB-1 Districts

PCR #13-002: Revise Residential Density in the RDT District

PCR #13-003: New Provisions for Senior Housing

PCR #13-004: Expand and Revise the Downtown Parking District

PCR #13-005: Rezone South Henry Street between Ireland Street and South Boundary Street from LB-3 to LB-1

PCR #13-006: Rezone 319 South Boundary Street from LB-3 to RM-2

PCR #13-007: Rezone 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to LB-1

PCR #13-008: Rezone 218 and 220 North Boundary Street from LB-1 to B-1

PLANNING COMMISSION RECOMMENDATIONS

Planning Commission held a public hearing on these eight cases on March 20, and 14 citizens spoke at the public hearing. Planning Commission recommended to City Council, by a vote of 5-0, that the following cases implementing recommendations of the 2013 Comprehensive Plan, as detailed in the attached ordinances, be approved:

PCR #13-001: Revise Residential Density in the B-1 and LB-1 Districts

PCR #13-002: Revise Residential Density in the RDT District

PCR #13-003: New Provisions for Senior Housing

PCR #13-004: Expand and Revise the Downtown Parking District

PCR #13-005: Rezone South Henry Street between Ireland Street and South Boundary Street from LB-3 to LB-1

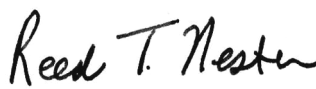
PCR #13-006: Rezone 319 South Boundary Street from LB-3 to RM-2

PCR #13-007: Rezone 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to LB-1

PCR #13-008: Rezone 218 and 220 North Boundary Street from LB-1 to B-1

CITY COUNCIL PUBLIC HEARING

The City Council public hearing on these cases is scheduled for is scheduled for April 11 at 2:00 p.m. in the Council Chamber at the Stryker Building, 412 North Boundary Street.


Reed T. Nester, AICP
Planning Director



2013 COMPREHENSIVE PLAN

Adopted January 10, 2013

DOWNTOWN PLANNING AREA

The Downtown Planning Area has Merchants Square at its center, and extends north across the CSX Railroad to the Governor's Inn, south to Mimosa Drive, and west along Richmond Road to Virginia Avenue. It is an authentic mixed use area combining retail, office, museum, residential and educational uses, and brings together all of the major character defining features of the City: Colonial Williamsburg, the College, the Municipal Center, and diverse residential neighborhoods. This Planning Area is discussed in detail in *Chapter 10 - Commercial and Economic Development*, but the exclusively residential sections of the Downtown Planning Area are described in this section. These residential areas include the single family neighborhoods of Braxton Court and Crispus Attucks, the single family area on the east side of North Henry Street and Scotland Street, the Blayton Building on Scotland Street, and multifamily residential areas on South Boundary and South Henry Streets.

The Downtown Planning Area includes two historic residential areas that are located in the Architectural Preservation District (see *Chapter 5 - Community Character*).

Peacock Hill is a residential area that developed north of Merchants Square with the advent of the railroad in the 1880s. The land between Scotland Street and the railroad was subdivided from the Wheatland Farm by R.S. Henley in 1894 and was known as the Northington tract. Henley and later Francis O'Keefe, the father of artist Georgia O'Keefe, further subdivided the Northington tract throughout the late 1890s and early 1900s. The area south of Scotland Street was developed in the early 1900s. Fashionable Vernacular Victorian and Queen Anne style houses were built in this area, with more modest houses constructed in the Buttermilk Hill area around the corner of Prince George Street and Nassau Street. From this turn of the century era, only 14 houses stand.

Braxton Court on Scotland Street is an early twentieth century neighborhood developed and established by African-Americans. Robert H. Braxton platted the subdivision in 1928 and sold lots throughout the 1930s to local African-Americans. Many of the houses were built by him using local African-American carpenters and apprentices from the Hampton Institute (now Hampton University), and the architecture of the neighborhood reflects the variations on Colonial Revival and other early-twentieth century suburban vernacular designs found throughout the City. Braxton's house is located at the top of the cul-de-sac at 128 Braxton Court.

Housing Analysis

The Downtown Planning Area's residential component is predominantly multifamily and renter occupied. In 2012 the Planning Area had a total of 234 dwelling units: 128 primarily single dwelling units (including one Bed & Breakfast), 14 condominiums, 26 townhouses and 66 apartment units. There are 64 owner-occupied dwelling units (27%) and 170 renter-occupied dwelling units (73%), compared to the City's 2010 Census totals of 44% owner-occupied and 56% renter-occupied. A dwelling unit is considered renter-occupied if the owner's address is different from the property address, or if it is a unit in a rental apartment complex. The breakdowns by neighborhood are:

- | | | |
|---|----------------------------|----------------------------|
| • Braxton Court - 18 dwelling units - neighborhood #17: | 61% owner-occupied; | 39% renter occupied |
| • Crispus Attucks - 19 dwelling units - neighborhood #18: | 74% owner-occupied; | 26% renter occupied |
| • Downtown - 160 dwelling units - neighborhood #38: | 21% owner-occupied; | 79% renter occupied |
| • Other - 37 dwelling units ¹ : | 16% owner-occupied; | 84% renter occupied |
| Downtown Total - 234 dwelling units | 27% owner-occupied; | 73% renter occupied |

¹ South Boundary Street from Ireland Street to South Henry Street and the east side of Virginia Avenue.

Scale and Character

The Downtown Planning Area's residential component is an essential part of its scale and character, and helps make downtown Williamsburg a vibrant area for both living and shopping. There are two parts to this scale and character, and both need to be considered in planning for the future of the Downtown Planning Area. The first part is building massing and location, which is primarily governed by zoning regulations for building setback, height and parking. The second part of residential scale and character is density, which must fit within the building envelopes delineated by the zoning restrictions. This is discussed in more detail in the Downtown Planning Area section of *Chapter 10 - Commercial and Economic Development* on pages 10-6 and 10-7. A uniform base density of 14 dwelling units/ net acre is recommended for the *Downtown Commercial* and *Mixed Use* sections of the Downtown Planning Area, with increased density allowed with a special use permit. Specific limitations for density increases are not listed because they cannot address the unique characteristics of individual sites or housing types, nor the fact that some properties can support more density than others. All of these characteristics, as well as the quality of the building and site design and how they relate to the immediate surroundings and to the Downtown Planning Area as a whole need to be taken into consideration when ruling on the special use permit.

The *Medium Density Single Family Detached Residential* land use on the east side of North Henry Street and Scotland Street, adjoining Matthew Whaley Elementary School, should continue to have a residential density of 5 dwelling units/net acre. This is implemented by the RS-3 Single-Family Dwelling District.

The *Downtown Residential* area on the west side of South Henry Street south of South Boundary Street is a transitional area between the higher intensity *Downtown Commercial* and *Mixed Use* areas to the north and the *Low Density Single Family Detached Residential* land use areas to the south. For this reason, *Downtown Residential* land use should have a base residential density of 8 dwelling units/net acre, with increased density allowed with a special use permit if the scale and character of the project properly relates to the surrounding neighborhoods in the area. This is implemented by the RDT Downtown Residential District.

The Williamsburg Redevelopment and Housing Authority's Blayton Building at 613 Scotland Street provides the City's only senior specific housing, with 38 subsidized apartments for low and moderate income seniors and disabled persons on a large lot with potential for expansion. As noted in *Chapter 3 - Population*, there will be an increased need for additional senior housing in the future. The 2010 Census shows significant increases in the 65-74 age group because of the aging of the post-war baby boom generation. More than 23% of the City's non-student population is 65 or older, significantly higher for Williamsburg than in the surrounding region (19%), Hampton Roads (14%) or the State (14%). To help satisfy the need for senior housing, the Blayton Building lot should be designated *Mixed Use* land use, which allows a base density of 14 dwelling units/net acre, with increased density allowed if the scale and character of the project properly relates to the surrounding neighborhoods and to the Downtown Planning Area. This also allows the option of a mixed use development on the property with senior housing as a major component. These new provisions will allow senior apartments at the Blayton Building to be substantially expanded from the existing 38 dwelling units on the 3.87 net acre site. The Blayton Building is discussed further in *Chapter 10 – Commercial and Economic Development*, on pages 10-8.

There are currently 234 dwelling units in the Downtown Planning Area, resulting in an overall residential density for the area of 1.7 dwelling units/acre. The ability to increase residential density above 14 dwelling units/net acre in the *Downtown Commercial* and *Mixed Use* areas with a special use permit and above 8 dwelling units/net acre with a special use permit in the *Downtown Residential* area, plus the additional dwelling units that are possible for the Blayton Building, could add 200 or more new dwelling units to the Downtown Planning Area. This would result in more than 400 dwelling units in the Downtown Planning Area, increasing the overall density to more than 3 dwelling units/acre. This is in keeping with the scale and character of the Downtown Planning Area.

Future Land Use Recommendations for Residential Sub-Areas

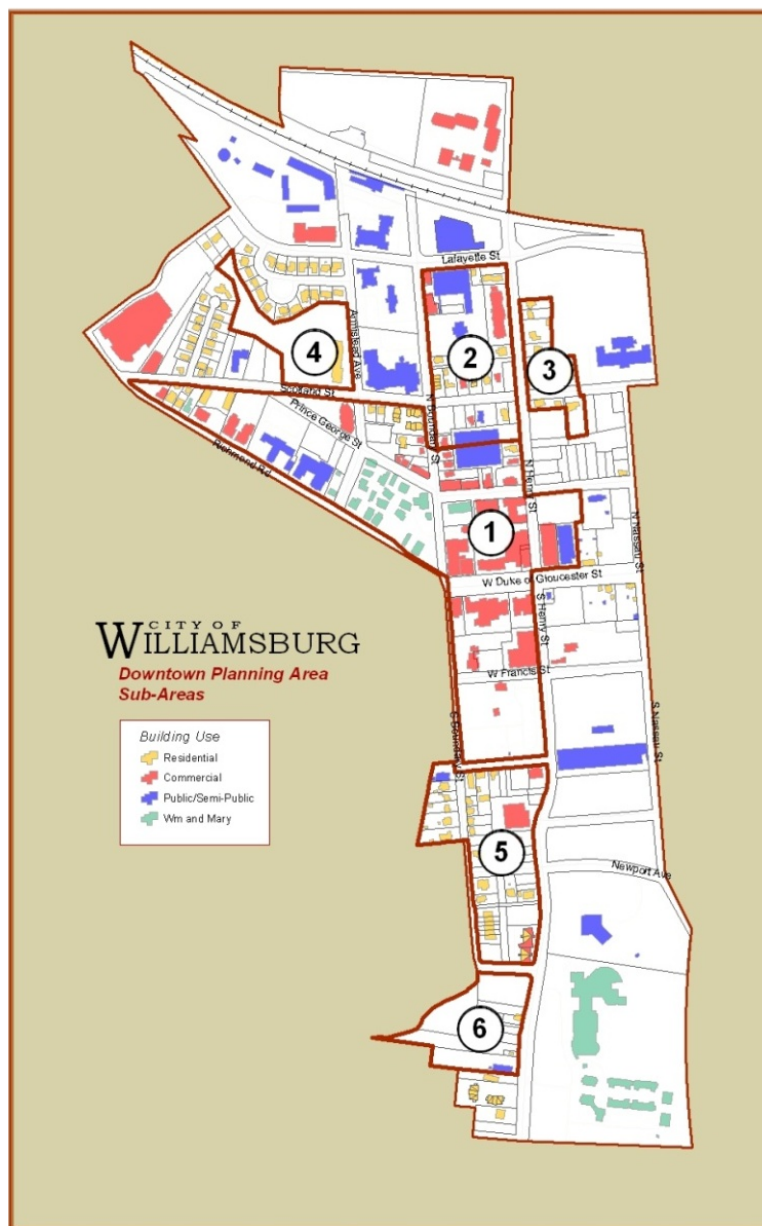
3. North Henry Street (east side) and Scotland Street.

The existing *Medium Density Single Family Detached Residential* land use should be continued, implemented by the existing RS-3 Single Family Dwelling District, with a residential density of 5 dwelling units/net acre. This area is separate and distinct from the adjoining North Henry/ North Boundary Street Area, and contains eight single family detached dwellings, one three-unit apartment building, and two vacant lots.

5. South Boundary/South Henry Street Area north and south of Newport Avenue.

- The area on both sides of South Boundary Street between Ireland Street and the rear of the lots fronting on Newport Avenue should remain *High Density Multifamily Residential* land use, implemented by the RM-2 Multifamily Dwelling District, with a residential density of 14 dwelling units/net acre. The lot at the northeast corner of South Boundary Street and Newport Avenue should be changed from *Office* land use to *High Density Multifamily Residential* land use, implemented by the RM-2 Multifamily Dwelling District.
- The area on the east side of South Boundary Street south of Newport Avenue should remain *Medium Density Multifamily Residential* land use, implemented by the RM-1 Multifamily Dwelling District, with a residential density of 8 dwelling units/net acre.

6. South Henry Street - west side from South Boundary Street to Campus Court Condominiums (706 South Henry Street). The existing Downtown Residential land use should remain, implemented by the RDT Downtown Residential District, with a base residential density of 8 dwelling units/net acre and with increased density allowed with a special use permit. Single family, duplex and townhouse dwellings are allowed by right, and multifamily dwellings require a special use permit.



DOWNTOWN PLANNING AREA

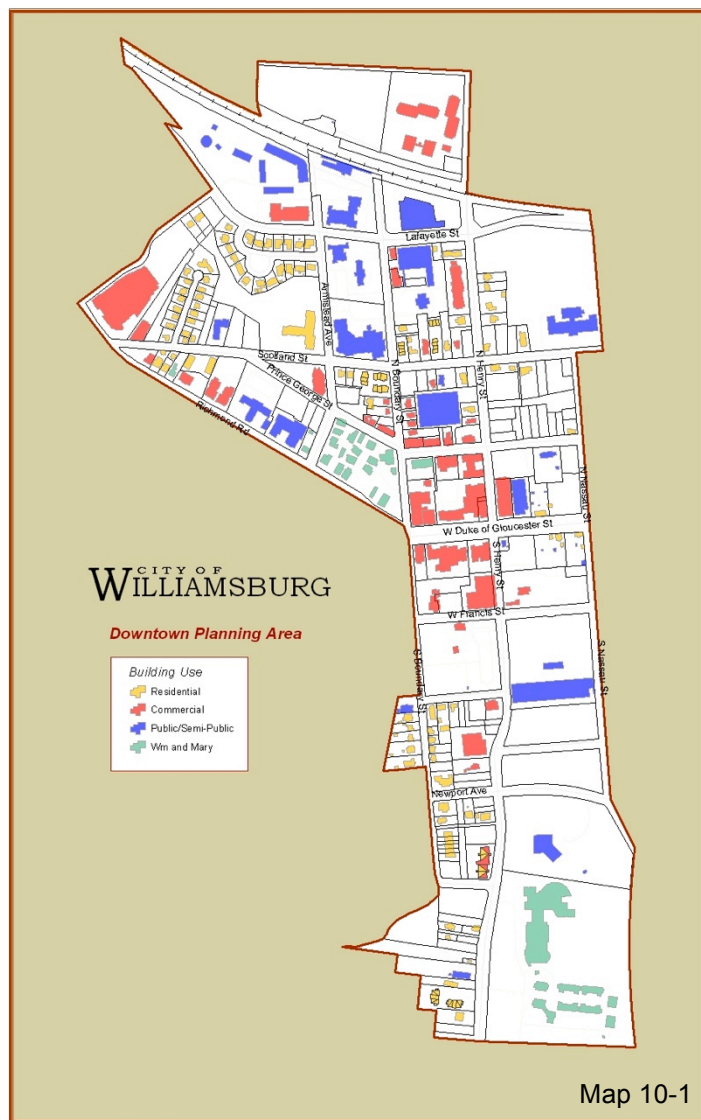
The Downtown Planning Area has Merchants Square at its center, and extends north across the CSX Railroad to the Governor's Inn, south to Mimosa Drive, and west along Richmond Road to Virginia Avenue. It is an authentic mixed use area combining retail, office, museum, residential and educational uses. This area has evolved since the City's establishment in 1699, and has the authenticity and character that neo-traditional plans try to emulate but cannot duplicate. The irreplaceable charm of this area is a combination of 300 years of history, the quality and scale of the buildings (both historic and modern), and the quality of the streetscape. This area brings together all of the major character defining features of the City: Colonial Williamsburg, the College, the Municipal Center, and diverse residential neighborhoods. The challenge for the City is to allow new development and redevelopment in the Downtown area while preserving its historic character and its mix of residential and commercial uses.

The size of the Downtown Planning Area, is 190 acres, of which 16% is commercial, 2% environmental and sensitive areas, 23% institutional, 20% public and semi-public, 1% parks and open space, 11% residential, 21% rights-of-ways and 6% vacant properties. Residential uses located in the Planning Area include the single family neighborhoods of Braxton Court and Crispus Attucks as well as single family and multifamily housing located throughout the Downtown area.

Non-residential uses located throughout the Downtown Planning Area include 76 offices, one bank, three hotels, 23 restaurants, two schools, four church use buildings, nine municipal buildings, three museum/gallery/art use buildings and one utility building. And although not in this Planning Area, the historic campus of the College is directly to the west (Wren Building, President's House and Brafferton), and the Colonial Williamsburg Historic Area adjoins to the east.

The Downtown Planning Area has several commercial and mixed use areas with distinct characteristics:

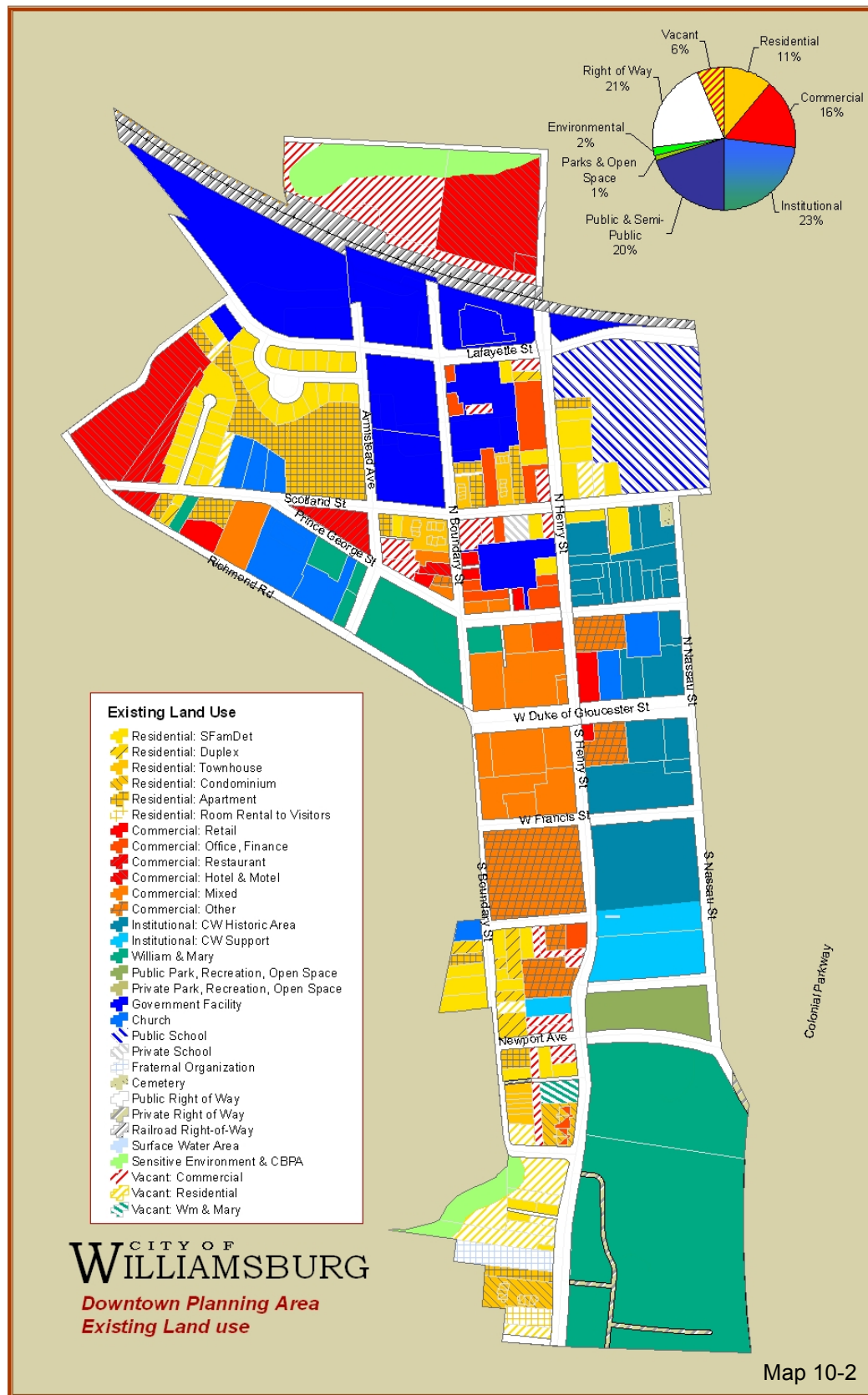
- The *Merchants Square* area is bounded by Prince George, Henry, Ireland and Boundary Streets, and includes retail shops, the College bookstore, restaurants and offices. Parking is provided by internally located parking lots, the Prince George Parking Garage and the P6 Parking Lot south of Francis Street. Merchants Square was developed by the Colonial Williamsburg Foundation in the 1930s as a shopping center to relocate local businesses and services from the Historic Area. It was one of the first planned shopping centers in the United States and still serves as an active retail and office center. As Merchants Square evolved into a tourist district, these local



businesses and services were relocated beginning in the 1950s to the Williamsburg Shopping Center and the Municipal Center. Duke of Gloucester Street was closed to vehicular traffic in the 1970s and Merchants Square became more pedestrian oriented. Expansion took place in the early 1990s with the conversion of the old Post Office at the corner of Francis and Henry Streets to shops and a restaurant, and again in 2004 with the construction of the Corner Building at the corner of Duke of Gloucester and North Boundary Streets and the City's Prince George Parking Garage. Merchants Square is one of three identified historic areas in the Downtown Planning Area (see *Chapter 5 - Community Character*), and was named to the National Register of Historic Places in June 2006.



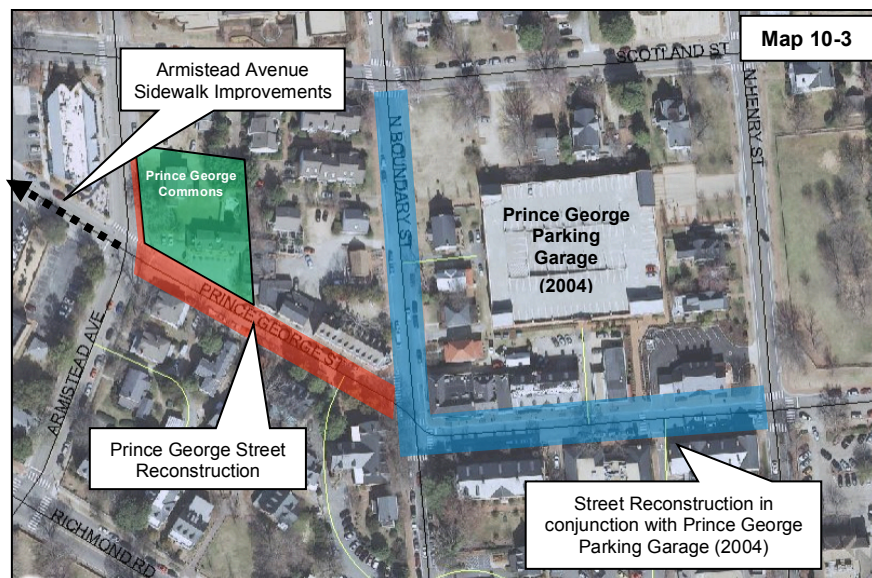
- The *College Commercial* area is located on Richmond Road, Scotland Street and Prince George Street between the Richmond Road/Scotland Street intersection and Armistead Avenue. This area, as demonstrated by its existing restaurants, Wawa convenience store and Tribe Square, has the ability to serve the major concentration of college students across Richmond Road on the main campus of William & Mary and in nearby residential areas, as well as the City's residents and visitors. In addition to the existing commercial uses, Prince George Commons, a mixed-use development with 9,800 square feet of commercial floor area and seven apartments, has been approved on the northeast corner of Armistead Avenue and Prince George Street. The Triangle Building on the opposite side of Armistead Avenue, owned and managed by the Williamsburg Redevelopment and Housing Authority, has potential for attracting new tenants to the area. Because of its historic character, great care needs to be taken in the design of new commercial buildings and the reuse of existing buildings in the College Commercial area. As stated in the Architectural Review Board's Design Review Guidelines, the proper balance must be maintained between preserving buildings that make important contributions to the history and character of the City and surrounding neighborhoods, and allowing for new development.
- The *Municipal Center* area is located north of Scotland Street in the area roughly bounded by Armistead Avenue, North Henry Street, and the CSX Railroad. It is organized around City Square, and includes numerous public uses: Williamsburg Library, Stryker Building, Community Building, City Square Parking Terrace, Police Station, Fire Station, Municipal Building, Transportation Center, and Post Office. It also includes two private office buildings adjacent to the Parking Terrace, and one vacant lot for future private development.
- The *North Henry/North Boundary Street* area is centered on Scotland Street. Several buildings have been adaptively reused as offices and a Montessori School. An important building available for adaptive reuse is the former Health Evaluation Center, a 23,750 square foot building on North Henry Street. This area provides a transition between the Merchants Square commercial uses and the residential uses on the east side of North Henry Street, and is served by the major infrastructure improvements that the City completed in the City Square and Prince George Street areas, including the City Square Parking Terrace and the Prince George Parking Garage.
- The *South Henry/South Boundary Street* area is located along South Henry Street and South Boundary Street between Ireland Street and the South Boundary/South Henry Street intersection. It is bracketed on the east by the Art Museums of Colonial Williamsburg and the Marshall-Wythe School of Law. Major uses include the Verizon switching center on South Henry Street and the Digges Building, an office and residential building at the northwest corner of South Henry and South Boundary Streets. As with the Mixed Use area to the north of Merchants Square, this is a transitional area between the Merchants Square commercial uses and the residential uses south of South Boundary Street.



Infrastructure Improvements

Major infrastructure improvements in the Downtown Planning Area have included the reconstruction of North Henry Street between Prince George Street and Lafayette Street in 1994, the construction of City Square and the City Square Parking Terrace in 1998 and 1999, the construction of the Prince George Parking Garage in 2004, and the reconstruction of Prince George Street between North Henry and North Boundary Street, and of North Boundary Street between College Corner and Scotland Street, in 2004 (this included narrowing Prince George Street and widening the sidewalks).

The next major infrastructure improvement proposed is the continuation of the Prince George Street improvements from North Boundary Street to Armistead Avenue, to be done in conjunction with the construction of Prince George Commons on the northeast corner of Prince George Street and Armistead Avenue. This will have the same character as the improvements made east of North Boundary Street, and will include narrowing Prince George Street by eliminating parking on the north side, widening the north sidewalk to 13 feet and the south sidewalk to five feet and bricking both sidewalks, installing new street



lights and planting new street trees. The Prince George Commons developer will contribute to the construction of brick sidewalks and associated curbs and gutters, which was proffered when the property was rezoned.

Sidewalk improvements are also programmed for Prince George Street from Armistead Avenue west to Scotland Street, which will improve pedestrian access between the College Commercial area and Merchants Square.

Scale and Character

The Downtown Planning Area's residential component is an essential part of its scale and character, and helps make downtown Williamsburg a vibrant area for both living and shopping. There are two parts to scale and character, and both need to be considered in planning for the future of the downtown area.

The first part is building massing and location, which is primarily governed by zoning regulations for building setback, height and parking. The most urban section is the *Downtown Commercial* area, which does not require building setbacks except along Richmond Road and Lafayette Street. This allows for a lively character as seen along Prince George Street, which is full of sidewalk cafes and activity. Residential setbacks prevail in the *Mixed Use*, *Downtown Residential*, *Medium Density Single Family* and *Medium and High Density Multifamily* areas, providing a more residential setting than the *Downtown Commercial* area. A 35 foot height prevails throughout the Downtown Planning Area (except for the small PDC District), helping to unify the overall scale of the area.

The second part is density, which must fit within the building envelopes delineated by the zoning restrictions. High density can fit within the small scale character of downtown Williamsburg, as shown by the 54.5 dwelling units/net acre of the six apartments in the Sacalis Building at 433 Prince George Street, and the 60.5 dwelling units/net acre of the 26 unit King and Queen Apartments at 732 Scotland Street. Two things are important to note – these high densities fit comfortably in buildings of the proper scale for Williamsburg's downtown, and these high density buildings are interspersed with lower density

residential areas and commercial and institutional areas with no residential uses without any significant difference in outward appearance. This dispersal of various residential densities throughout the Downtown Planning Area results in an overall existing residential density of 1.7 dwelling units/acre, and with a variety of housing types and densities that are appropriate for downtown Williamsburg.

The residential densities that are now allowed in the Downtown Planning Area range from 8 to 14 dwelling units/net acre, but higher densities are appropriate in some areas, particularly for multifamily residences. To encourage appropriate downtown residential growth, a uniform base density of 14 dwelling units/net acre should be established for the *Downtown Commercial* and *Mixed Use* land use categories (implemented by the B-1 Downtown Business District and LB-1 Limited Business Downtown District), with increased density allowed with a special use permit. Specific limitations for density increases are not listed because they cannot address the unique characteristics of individual sites or housing types, nor the fact that some properties can support more density than others. All of these characteristics, as well as the quality of the building and site design and how they relate to the immediate surroundings and to the Downtown Planning Area as a whole need to be taken into consideration when ruling on the special use permit.

The Williamsburg Redevelopment and Housing Authority's Blayton Building at 613 Scotland Street provides the City's only senior specific housing, with 38 subsidized apartments for low and moderate income seniors and disabled persons on a large lot with potential for expansion. As noted in *Chapter 3 - Population*, there will be an increased need for additional senior housing in the future. The 2010 Census shows significant increases in the 65-74 age group because of the aging of the post-war baby boom generation. More than 23% of the City's non-student population is 65 or older, significantly higher for Williamsburg than in the surrounding region (19%), Hampton Roads (14%) or the State (14%). To help satisfy the need for senior housing, the Blayton Building lot should be designated *Mixed Use* land use, which allows a base density of 14 dwelling units/net acre, with increased density allowed if the scale and character of the project properly relates to the surrounding neighborhoods and to the Downtown Planning Area. This also allows the option of a mixed use development on the property with senior housing as a major component. These new provisions will allow senior apartments at the Blayton Building to be substantially expanded from the existing 38 dwelling units on the 3.87 net acre site.

The scale and character for the residential areas in the Downtown Planning Area are discussed in *Chapter 8 – Neighborhoods and Housing*, on page 8-14.

There are currently 234 dwelling units in the Downtown Planning Area, resulting in an overall residential density for the area of 1.7 dwelling units/acre. The ability to increase residential density above 14 dwelling units/net acre in the *Downtown Commercial* and *Mixed Use* areas with a special use permit and above 8 dwelling units/net acre with a special use permit in the *Downtown Residential* area, plus the additional dwelling units that are possible for the Blayton Building, could add 200 or more new dwelling units to the Downtown Planning Area. This would result in more than 400 dwelling units in the Downtown Planning Area, increasing the overall density to more than 3 dwelling units/acre. This is in keeping with the scale and character of the Downtown Planning Area.

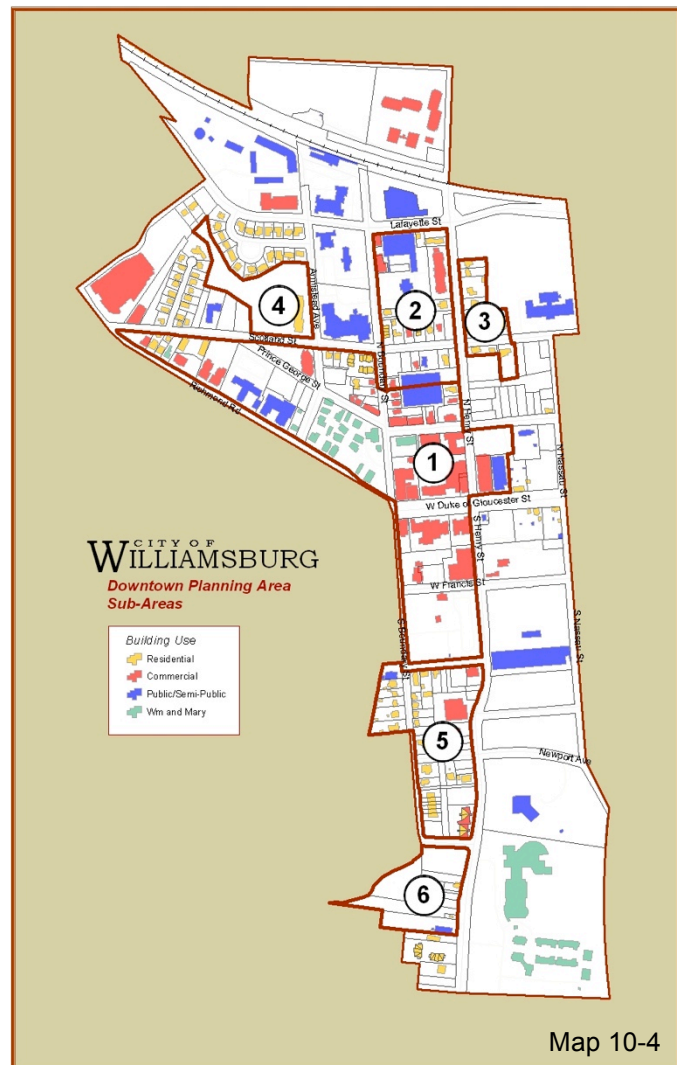
Future Land Use Recommendations for Commercial and Mixed Use Sub-Areas

1. Merchants Square and College Commercial Areas.
 - The existing *Downtown Commercial* land use designation should be continued, implemented by the B-1 Downtown Business District. The base residential density should be 14 dwelling units/net acre, with additional density allowed with a special use permit.
 - The existing zoning designations for the Williamsburg Presbyterian and Williamsburg Baptist Churches, for the Bruton Parish Rectory at 314 Prince George Street, and for the area bounded by Armistead Avenue/Scotland Street/North Boundary Street, should be changed from RDT Downtown Residential District and LB-1 Limited Business Downtown District to B-1 Downtown Business District.

2. North Henry/North Boundary Street Area. The existing *Mixed Use* land use should be continued, implemented by the LB-1 Limited Business Downtown District. The base residential density should be 14 dwelling units/net acre, with additional density allowed with a special use permit.

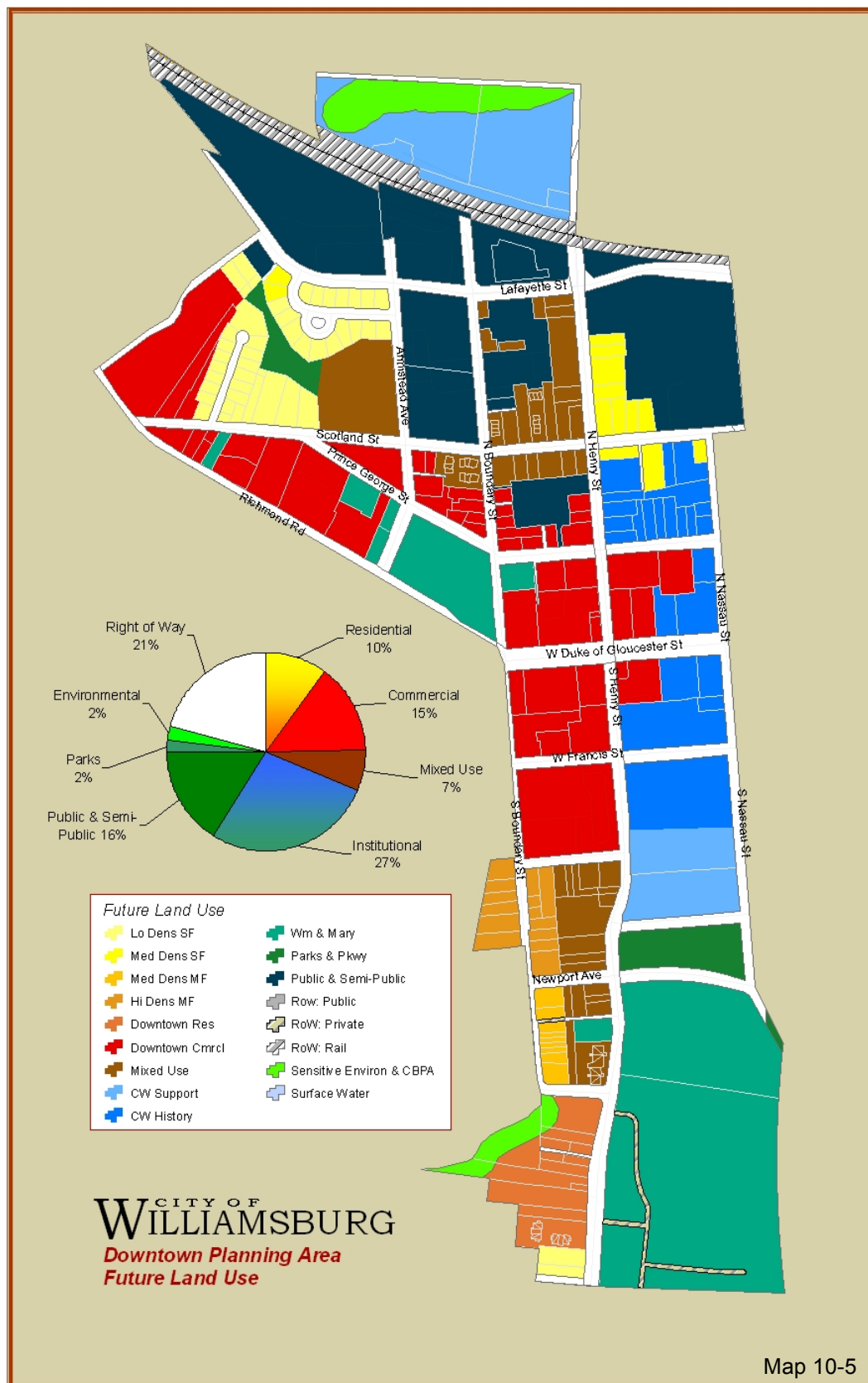
4. Blayton Building lot.

- The Blayton Building lot, which now provides 38 one-bedroom low and moderate income senior apartments, should be changed to *Mixed Use* land use, implemented by the LB-1 Limited Business Downtown District, with a base residential density of 14 dwelling units/net acre, and increased density with a special use permit.
- The small B-1 Downtown Business District area to the west of the Blayton Building, originally intended for parking for the Triangle Building, should be changed to the LB-1 District to match the rest of the property.
- To allow for future expansion of senior housing on the Blayton Building lot, provisions should be added to the LB-1 District to allow senior housing with reduced off-street parking requirements with a special use permit.
- A new definition for “Senior housing” should be created to replace the existing definition for “Housing for the elderly and physically handicapped.”
- The 1.2 acres of land between the First Baptist Church parking lot and Crispus Attucks subdivision should remain *Park, Parkway, Recreation* land use, and developed as landscaped open space and recreation area in conjunction with the Blayton Building expansion.



5. South Boundary/South Henry Street Area north and south of Newport Avenue. The area on the west side of South Henry Street between Ireland Street and South Boundary Street should be changed from *Office* land use, implemented by the LB-3 Limited Business Residential District, to *Mixed Use* land use, implemented by the LB-1 Limited Business Downtown District. This will match the *Mixed Use* area north of Merchants Square, and will allow additional flexibility for development and redevelopment in this two block area. The base residential density should be 14 dwelling units/net acre, with additional density allowed with a special use permit. Since this area is adjacent to the P6 pay parking lot at the corner of South Henry and Ireland Street, the Downtown Parking District should be extended to include this *Mixed Use* area in the flexible parking regulations that apply to the majority of the downtown area.

The Downtown Planning Area Future Land Use Map (Map 10-5) illustrates these recommendations.



ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6.1 LB-1 DISTRICT, AND
DIVISION 8 B-1 DISTRICT, PERTAINING TO RESIDENTIAL DENSITY
REQUIREMENTS
(PCR #13-001)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6.1 Limited Business Downtown District LB-1, Secs. 21-246, 21-250, 21-252 and 21-254, and Article III. Division 8 Downtown Business District B-1, Sec. 21-295, shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6.1. LIMITED BUSINESS DOWNTOWN DISTRICT LB-1

Sec. 21-246. Statement of intent.

This district is established to allow a mixture of residential, office and commercial uses in the areas ~~north and south~~ of the B-1 Downtown Business District that is ~~are~~ designated by the Comprehensive Plan as Mixed Use land use area. ~~The uses allowed are planned for a lesser intensity than those in the B-1 District, and for this reason a floor area ratio and~~ Residential yard requirements are imposed to help maintain the residential scale and character of the areas. Increased residential density and higher intensity uses such as parking garages may be allowed with the issuance of a special use permit.

Sec. 21-250. Lot area/density.

The lot area and density requirements in the limited business downtown district LB-1 are as follows:

- (1) *Dwelling units:* There shall be a maximum density of ~~eight~~ 14 dwelling units per net acre, except that the maximum density may be increased to ~~14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. ~~There shall be a maximum of 10 dwelling units allowed on an individual lot.~~ In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

(2) ~~[Reserved.]~~

(3) ~~(2)~~ Lot area for townhouses shall be regulated by section 21-244 21-254.

Sec. 21-252. Yards.

The yard requirements in the limited business downtown district LB-1 are as follows:

(1) Front.

- a. For lots fronting on Lafayette Street, there shall be a front yard of not less than 15 feet.
- b. For lots fronting on North Boundary Street between Lafayette Street and Scotland Street, there shall be a front yard of not less than ten feet.
- c. For lots fronting on North Boundary Street between Scotland Street and Prince George Street, there shall be a front yard of not less than 15 feet.
- d. For lots fronting on Scotland Street between North Boundary and North Henry Streets, there shall be a front yard of not less than 35 feet.
- e. For lots fronting on Scotland Street between Armistead Avenue and North Boundary Street, there shall be a front yard of not less than 15 feet.
- f. For lots fronting on Armistead Avenue, there shall be a front yard of not less than 25 feet.
- g. For lots fronting on North Henry Street, there shall be a front yard of not less than 25 feet.
- h. For lots fronting on South Henry Street, there shall be a front yard of not less than 25 feet.
- i. For lots fronting on Ireland Street, there shall be a front yard of not less than 15 feet.
- j. For lots fronting on Crump Lane, there shall be a front yard of not less than 25 feet.
- k. For lots fronting on Newport Avenue, there shall be a front yard of not less than 25 feet.

- ~~h.~~ l. For lots fronting on driveways abutting the Northington Green, no front yard shall be required.

- i. ~~m.~~ When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-252(1)a. above.
- j. ~~n.~~ No accessory building shall be located in a front yard.
- k. ~~o.~~ Parking shall be prohibited in a front yard.

Sec. 21-254. Regulations for townhouses.

The regulations for townhouses in the limited business downtown district LB-1 are as follows:

(1) *Density.*

- a. The density of a townhouse development shall not exceed ~~eight~~ **14** townhouses per net acre, except that the maximum density may be increased to ~~14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- b. There shall be no minimum lot area required for an individual townhouse lot.

DIVISION 8. DOWNTOWN BUSINESS DISTRICT B-1

Sec. 21-295. Lot area/density.

The lot area and density requirements in the downtown business district B-1 are as follows:

- (1) *Dwelling units:* There shall be a maximum density of 14 dwelling units per net acre, except that the maximum density may be increased with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole. ~~A maximum of ten dwelling units shall be allowed on an individual lot.~~ Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) *Other uses:* For all other uses, there shall be no minimum lot area required.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6 RDT DISTRICT,
PERTAINING TO RESIDENTIAL DENSITY REQUIREMENTS
(PCR #13-002)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6, Downtown Residential District RDT, Secs. 21-240 and 21-245 shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6. DOWNTOWN RESIDENTIAL DISTRICT RDT

Sec. 21-240. Lot area/density.

The lot area and density requirements in the downtown residential district RDT are as follows:

- (1) *Dwelling units:* There shall be a maximum density of eight dwelling units per net acre, except that the maximum density may be increased ~~up to 14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) *Other uses:* For all other uses, there shall be a minimum lot area of 10,000 square feet.
- (3) Lot area for townhouses shall be regulated by section 21-245

Sec. 21-245. Regulations for townhouses.

The regulations for townhouses in the downtown residential district RDT are as follows:

(1) *Density.*

- a. The density of a townhouse development shall not exceed eight townhouses per net acre, except that the maximum density may be increased ~~up to 14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- b. There shall be no minimum lot area required for an individual townhouse lot.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE I. IN GENERAL, SEC. 1-2. DEFINITIONS, AND
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6.1. LB-1 DISTRICT, AND
ARTICLE V. PARKING, ALL PERTAINING TO SENIOR HOUSING
(PCR #13-003)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6, Downtown Residential District RDT, Secs. 21-240 and 21-245 shall be amended to read as follows:

ARTICLE 1. IN GENERAL

Sec. 21-2. DEFINITIONS

~~Housing for the elderly and physically handicapped means federal, state or locally supported housing provided by a public authority or nonprofit sponsors. Occupants must be 62 years of age or older, or, if physically handicapped, must be able to live independently.~~

Senior housing means:

- (1) Housing provided under any state or federal program that is specifically designed and operated to assist elderly or disabled persons, as defined in the state or federal program; or
- (2) Housing for persons 62 years of age or older, or for the disabled, provided that an enforceable regulatory agreement exists to assure the continued operation of the housing for its intended use.
- (3) Assisted living facilities and nursing homes are excluded from this definition.

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6.1 LIMITED BUSINESS RESIDENTIAL DISTRICT LB-1

Sec. 21-249. Uses permitted with special use permit.

Uses permitted in the limited business downtown district LB-1 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Senior housing, as defined.
- ~~(1)~~ (2) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
 - a. Bake shops.
 - b. Banks and financial institutions.
 - c. Offices.
 - d. Restaurants, but drive-thru windows shall be prohibited.
 - e. Retail sales establishments.

- (2) (3) Hotels/motels and timeshare units with ten or less bedrooms.
- (2.1) (4) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (3) (5) Parking lots and parking garages.
- (4) [Reserved.]
- (5) (6) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.

ARTICLE V. PARKING

Sec. 21-707. Amount of off-street parking required.

The off-street parking required by this article shall be provided and maintained on the basis of the following table, except as otherwise provided in this article:

	Use Type	Required Parking Spaces
(a)	<i>Residential uses:</i>	
	(5) Housing for the elderly and physically handicapped Senior housing, as defined	1 for each 2 dwelling units

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
RTICLE V. PARKING, SEC. 21-710, DOWNTOWN PARKING DISTRICT
(PCR #13-004)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6.1 Limited Business Downtown District LB-1, Secs. 21-250 and 21-254, and Article III. Division 8 Downtown Business District B-1, Sec. 21-295, shall be amended to read as follows:

ARTICLE V. PARKING

Sec. 21-710. Downtown parking district.

(a) A downtown parking district is established to recognize the special character of the downtown business area, and the location of public parking facilities within the district. It is the intent of this section to establish special parking requirements appropriate to the unique character of the downtown parking district.

(b) The boundaries of the downtown parking district are delineated on the official Downtown Parking District map, adopted on June 14, 2007 insert adoption date. The official Downtown Parking District map, and all notations, references and other information shown thereon, is a part of this article, and has the same force and effect as if the official Downtown Parking District map were fully set forth or described in this article.

(c) No off-street parking shall be required for non-residential uses located in downtown parking district.

(d) One off-street parking space shall be required for each dwelling unit located in the downtown parking district, except that for senior housing, as defined, one off-street parking space shall be required for each two dwelling units. These spaces shall be reserved for the use of the residential dwelling units.

~~(e) Existing parking lots in Downtown Parking District Section A. Parking lots existing on October 11, 2001 in Section A of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on October 11, 2001, except as follows:~~

- ~~(1) Parking lots existing on October 11, 2001 may have their number of parking spaces reduced below the number of parking spaces existing on October 11, 2001 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have~~

~~existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.~~

~~(f) Existing parking lots in Downtown Parking District Section B. Parking lots existing on June 14, 2007 in Section B of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on June 14, 2007, except as follows:~~

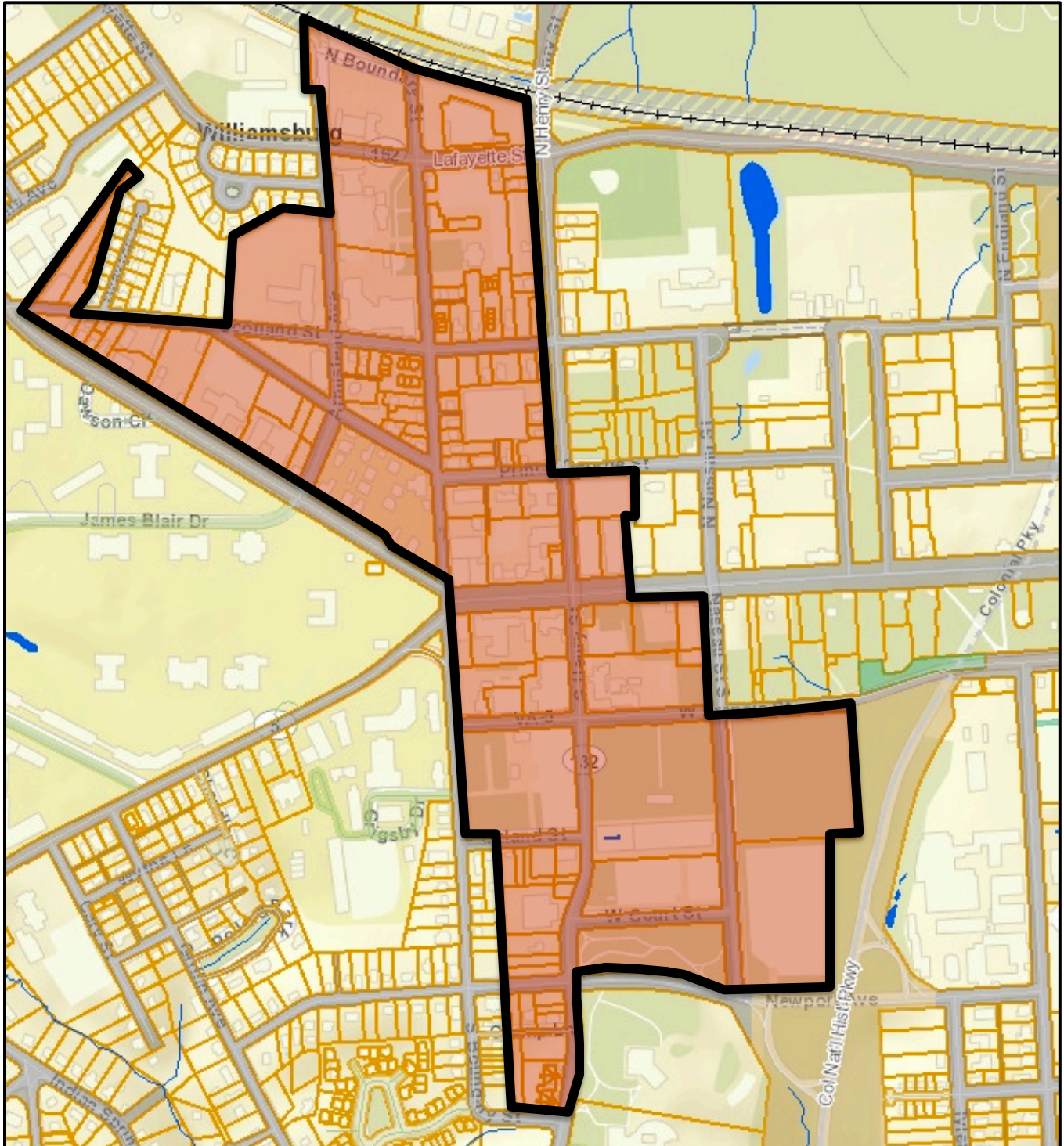
- ~~(1) Parking lots existing on June 14, 2007 may have their number of parking spaces reduced below the number of parking spaces existing on June 14, 2007 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.~~

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk



DOWNTOWN PLANNING DISTRICT MAP
[insert adoption date of ordinance**]**

[PC\PCR\2013\13-004OD1]

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE TO REZONE APPROXIMATELY 14.3 ACRES ALONG SOUTH
HENRY STREET BETWEEN IRELAND STREET AND SOUTH BOUNDARY STREET
FROM LB-3 LIMITED BUSINESS RESIDENTIAL DISTRICT TO LB-1 LIMITED
BUSINESS DOWNTOWN DISTRICT
(PCR #13-005)**

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 14.3 acres located along South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 14.3 acres along South Henry Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District (410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane, and 517 South Boundary Street). These properties are identified as Williamsburg Tax Map Nos. 495-0A-00-030>032, 495-0A-00-033>035, 495-0A-00-037, 495-0A-00-046>048, 495-0A-00-53>59, 495-19-00-512>520, 496-01-00-A>B, and 496-0A-00-020; and are further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

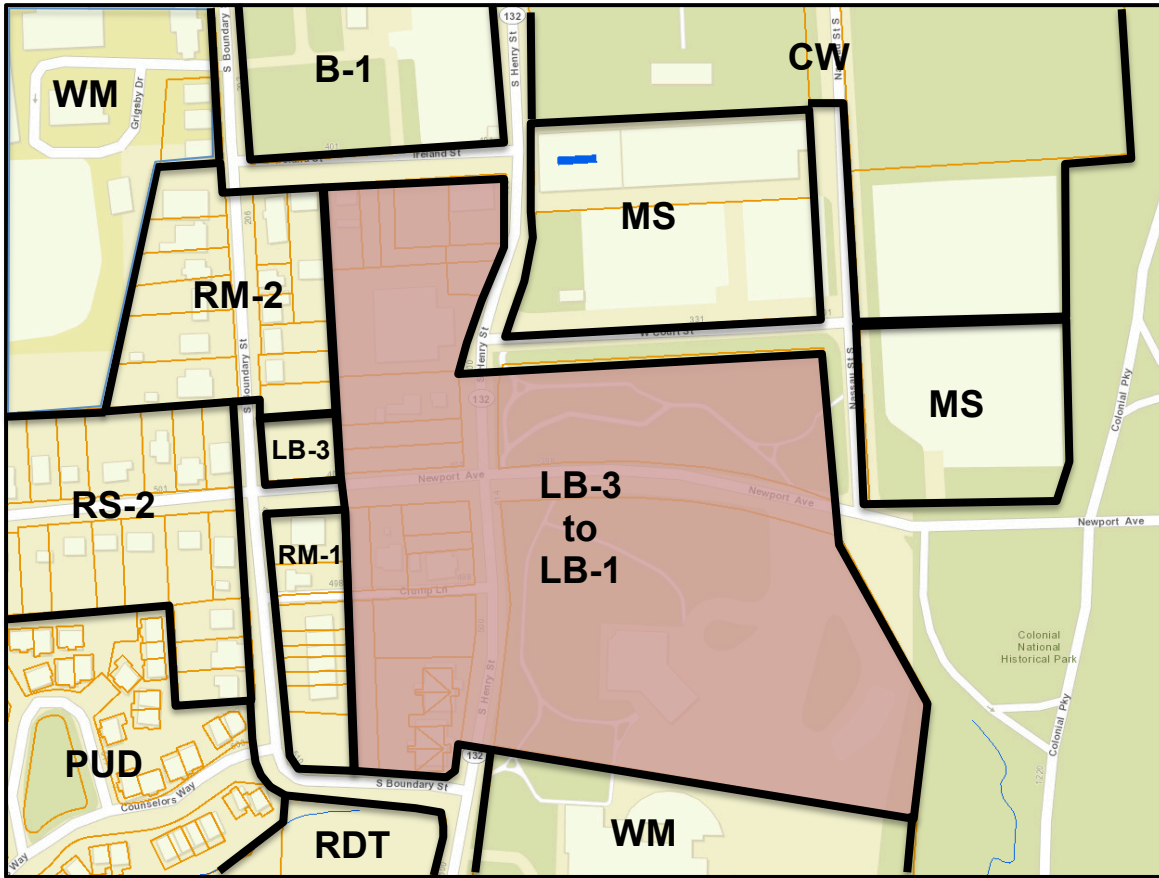


Exhibit A

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE TO REZONE 0.32 ACRES AT 319 SOUTH BOUNDARY STREET
FROM LB-3 LIMITED BUSINESS RESIDENTIAL DISTRICT RM-2 MULTIFAMILY
DWELLING DISTRICT
(PCR #13-006)**

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning 0.32 acres located at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning 0.32 acres at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This property is identified as Williamsburg Tax Map No. 495-0A-00-045, and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

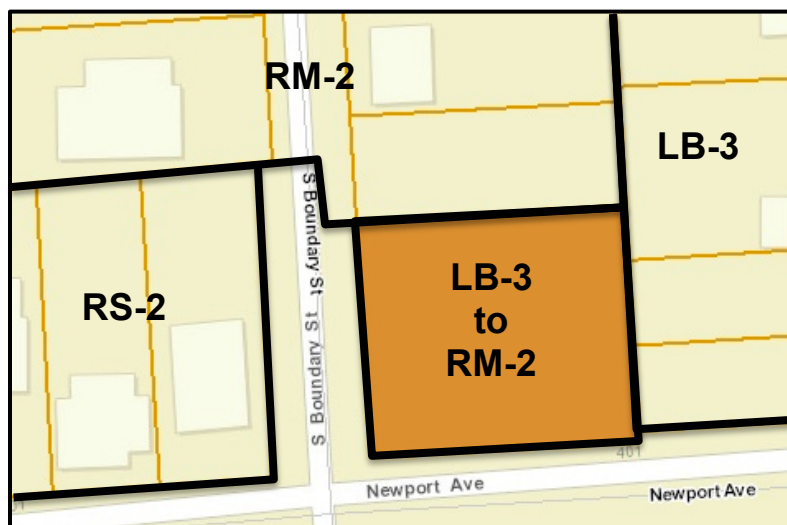


Exhibit A

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE TO REZONE APPROXIMATELY 4.36 ACRES AT
613 SCOTLAND STREET (BLAYTON BUILDING) FROM RDT DOWNTOWN
RESIDENTIAL DISTRICT AND B-1 DOWNTOWN BUSINESS DISTRICT
CONDITIONAL TO LB-1 LIMITED BUSINESS DOWNTOWN DISTRICT AND RS-2
SINGLE-FAMILY DWELLING DISTRICT
(PCR #13-007)**

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 4.36 acres located at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District.

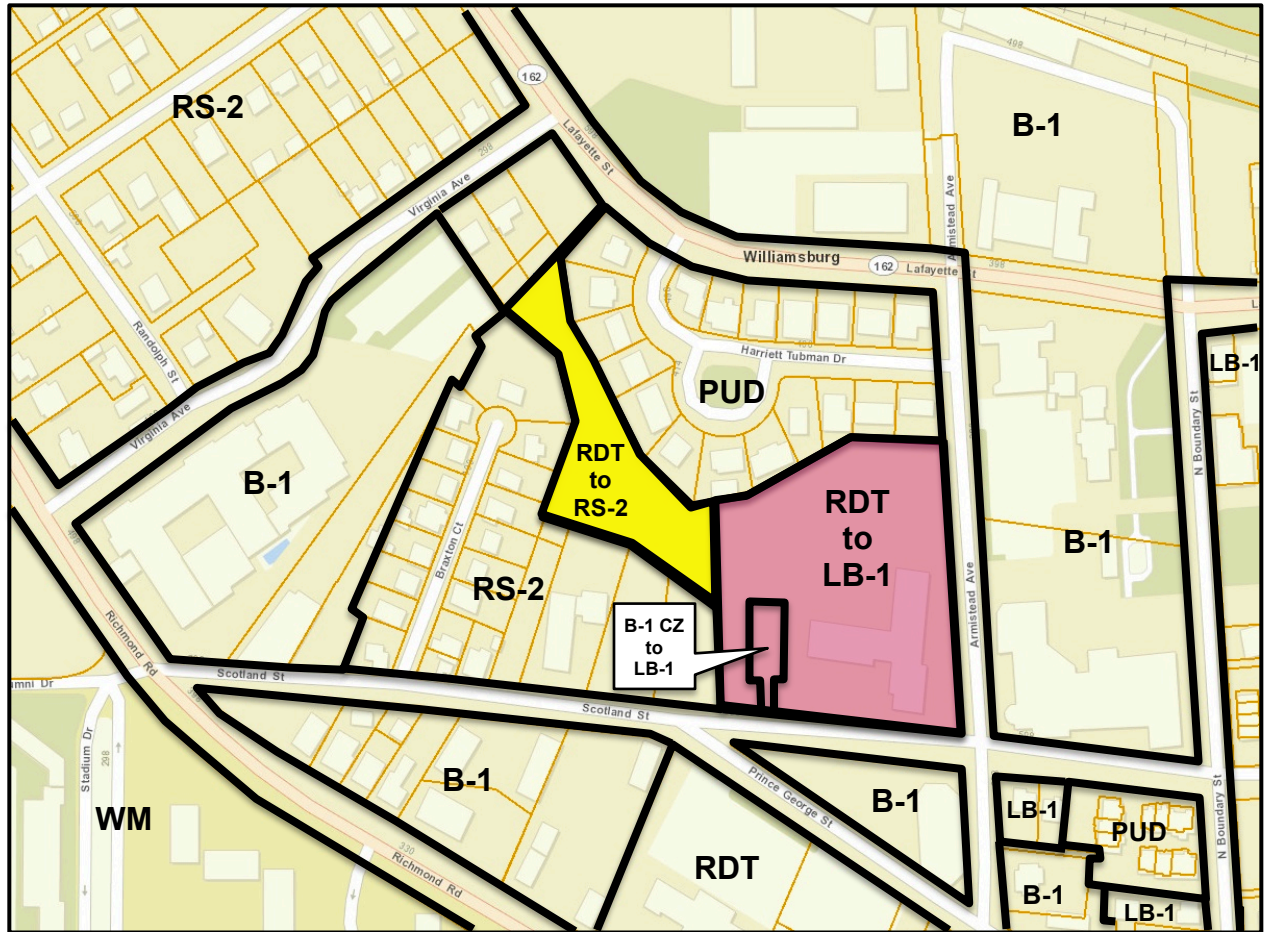
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 4.36 acres located at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This property is identified as Williamsburg Tax Map No. 465-0A-00-004; and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk



ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

AN ORDINANCE TO REZONE 0.35 ACRES AT 218 AND 220 NORTH BOUNDARY STREET FROM LB-1 LIMITED BUSINESS DOWNTOWN DISTRICT TO B-1 DOWNTOWN BUSINESS DISTRICT (PCR #13-008)

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning 0.35 acres located at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is identified as Williamsburg Tax Map No. 465-0A-00-030>031, and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

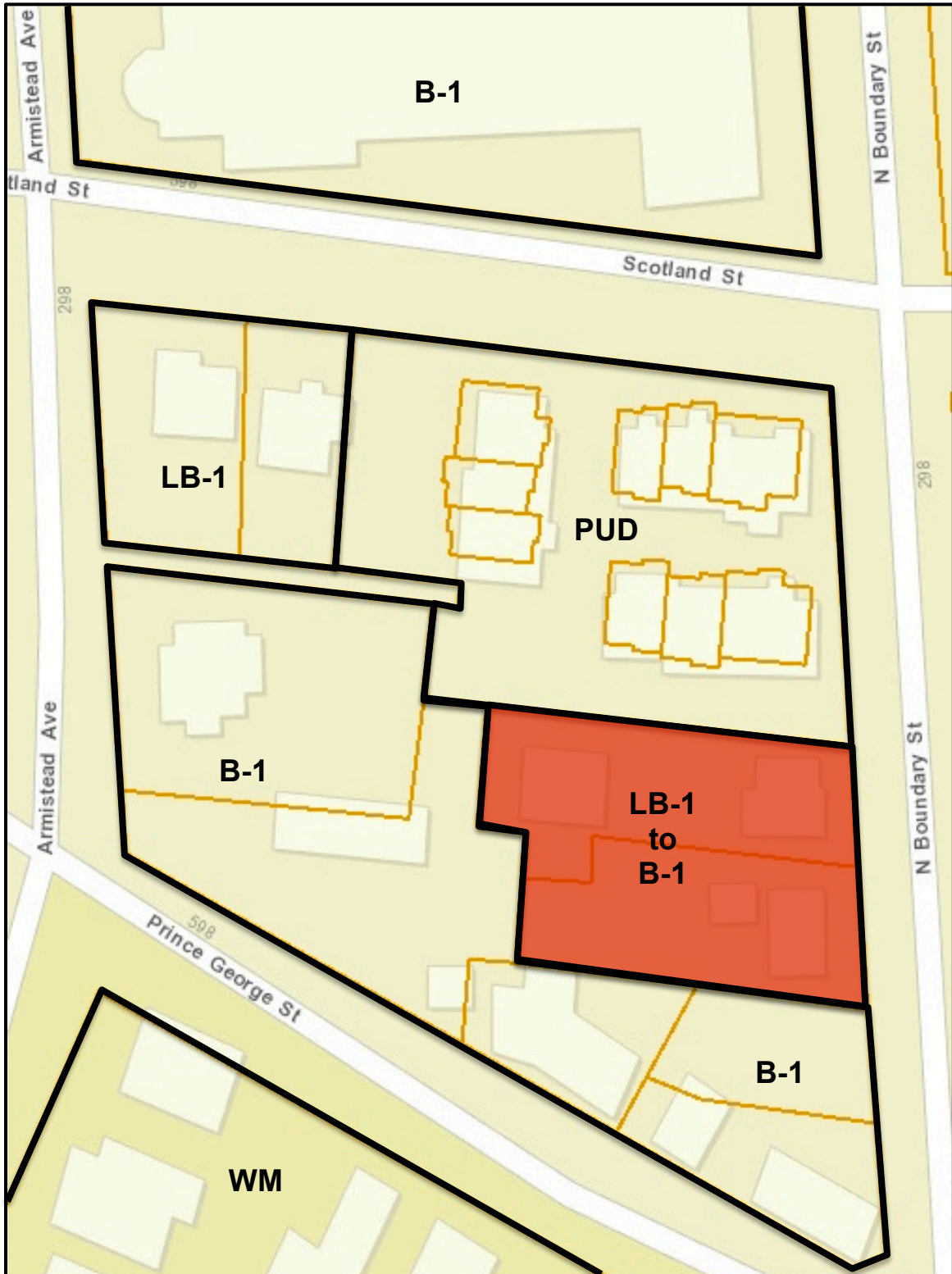


Exhibit A